169.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,800 / 755,800
					USE VALUE:	755,800 / 755,800
					ASSESSED:	755,800 / 755,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLETIER MATTHEW THOMAS
Owner 2:	PELLETIER JESSICA ANN
Owner 3:	
Street 1:	276 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REMMERT-LOUD MARYELLEN -
Owner 2:	-
Street 1:	276 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10150.000	245,300	3,400	507,100	755,800
Total Card	0.233	245,300	3,400	507,100	755,800
Total Parcel	0.233	245,300	3,400	507,100	755,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.32 /Parcel: 538.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111970

GIS Ref

GIS Ref

Insp Date 09/27/18

!13068!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,300	3400	10,150.	507,100	755,800		Year end	12/23/2021
2021	101	FV	237,900	3400	10,150.	507,100	748,400		Year End Roll	12/10/2020
2020	101	FV	238,000	3400	10,150.	507,200	748,600	748,600	Year End Roll	12/18/2019
2019	101	FV	196,500	3400	10,150.	507,200	707,100	707,100	Year End Roll	1/3/2019
2018	101	FV	201,600	3400	10,150.	427,500	632,500	632,500	Year End Roll	12/20/2017
2017	101	FV	201,600	3400	10,150.	391,200	596,200	596,200	Year End Roll	1/3/2017
2016	101	FV	201,600	3400	10,150.	333,300	538,300	538,300	Year End	1/4/2016
2015	101	FV	190,400	3400	10,150.	289,800	483,600	483,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:05:39

LAST REV

Date	Time
01/12/21	10:55:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13068

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REMMERT-LOUD MA	76057-226	1	11/2/2020		750,000	No	No		
	20338-338		1/1/1990		215,000	No	No		ARTHUR J LOUD D.O.D. 6/13/2016 BK 69282 PG 17

USER DEFINED

Prior Id # 1:	111970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2014	46	Re-Roof	8,080	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
9/27/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
6/9/2014	External Ins	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
10/28/2008	Meas/Inspect	163	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10150		Sq. Ft.	Site		0	70.	0.71	7									507,148						507,100	

Total AC/HA:	0.23301	Total SF/SM:	10150	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	507,148	Spl Credit		Total:	507,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355544
Depreciation:	110219
Depreciated Total:	245326

COMMENTS

GAR ENTRANCE FROM ANOTHER STREET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

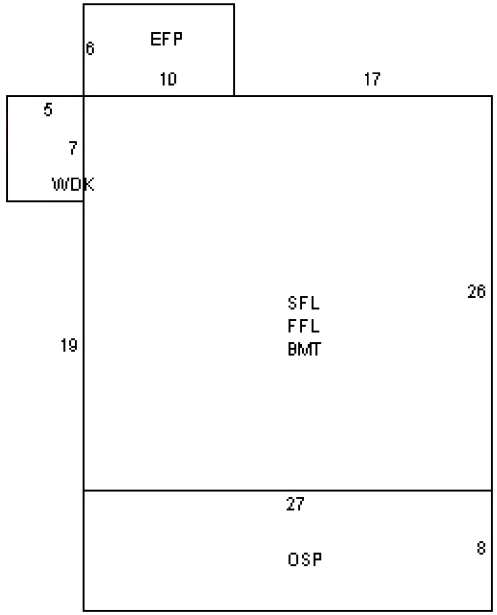
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	101.49
Final Total:	245300	Val/Su SzAd	174.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	702	52.120	36,587
FFL	First Floor	702	173.730	121,957
SFL	Second Floor	702	173.730	121,957
OSP	Screen Porch	216	26.280	5,677
EFP	Enclos Porch	60	71.870	4,312
WDK	Deck	35	15.840	554

Net Sketched Area:	2,417			Total:	291,044
Size Ad	1404	Gross Area	2417	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc